

City of Seattle

ENVIRONMENTAL CHECKLIST

A. BACKGROUND:

1. **Name of proposed project, if applicable:**
An ordinance relating to land use and zoning, replacing the design guidelines used in the Design Review Program entitled "Design Review: Guidelines for Multifamily and Commercial Buildings" (October 1993, November 1998) with updated design guidelines entitled "Seattle Design Guidelines." The ordinance also addresses revisions made to 19 sets of Neighborhood Design Guidelines in order to be consistent with the updated Seattle Design Guidelines in organization and layout.
2. **Name of Applicant:**
City of Seattle, Department of Planning and Development (DPD)
3. **Address and phone number of applicant and contact person:**
Department of Planning and Development
P.O. Box 34019
Seattle, WA 98124-4019
Contact: Cheryl Sizov
(206) 684-3771
4. **Date checklist prepared:**
April 4, 2011
5. **Agency requesting checklist:**
City of Seattle, DPD
6. **Proposed timing or schedule (include phasing if applicable):**
The proposed code amendments are expected to be considered by City Council in spring 2011.
7. **Do you have any plans for future additions, expansions, or further activities related to or connected with this proposal? If yes, explain:**
No. This set of guidelines represents the first substantial update to the design guidelines originally drafted in 1993 for the Design Review Program. There are no plans at this time to update these guidelines in the near future.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:**
The information provided in this checklist.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

Yes, there are applications pending for governmental approvals, including proposals for private development, that are subject to City approval. The proposal applies citywide, with the exception of the area governed under the Downtown Design Guidelines. However, the Seattle Design Guidelines are not expected to affect review of these particular applications because at the time the applications were submitted, the existing guidelines entitled "Design Review: Guidelines for Multifamily and Commercial Buildings" were still in effect. No applications will be reviewed under the updated Seattle Design Guidelines until they have been adopted by City Council..

10. List any governmental approvals or permits that will be needed for your proposal, if known:
The proposed guidelines will require approval by the City Council.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site.

The non-project proposal consists of an update to the original 1993 design guidelines that are applied through the Design Review Program to multi-family and commercial development of a size that meets the thresholds for participation in the Design Review Program. The proposal includes 11 individual design guidelines, each accompanied by a list of approaches and strategies for meeting the guideline, and photos and/or graphics as examples.

The Seattle Design Guidelines will be used as the primary guiding document for the Design Review Program, and serve the purpose of clearly explaining the City's expectations with regard to the quality of architecture, open space design, and the public realm built by private development.

In addition, 19 sets of existing neighborhood-specific design guidelines have been reformatted to coordinate with the updated Seattle Design Guidelines, and will also be put forward for adoption by City Council. Revisions to the neighborhood guidelines documents consist of:

1. A revised Introduction including a new paragraph on how the neighborhood guidelines have been revised to coordinate with the Seattle Design Guidelines, and deleting paragraphs pertaining to the Design Review Program in general given that this information is contained in greater detail elsewhere (SMC 23.41 and Client Assistance Memo 238).
2. Updated "Guidelines at a Glance" page showing correlation of old and new numbering systems, and organization of guidelines into the categories of Context and Site, Public Life, and Design Concept that are consistent with the Seattle Design Guidelines.
3. New graphic design that correlates to design of the Seattle Design Guidelines for ease of use.

None of the text of individual neighborhood guidelines or introductory context comments have been changed in any of the 19 sets of neighborhood guidelines. Photographs, illustrations, and maps from the original neighborhood guidelines have been reused as much

as possible. This reorganization of neighborhood guidelines does not in any way change the application or authority of the existing neighborhood guidelines.

SEPA review was conducted for each set of neighborhood guidelines at the time they were being drafted for Council adoption..

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

This is a non-project proposal amending portions of Seattle Municipal Code including SMC 23.41.002, 23.41.008 and 23.41.010. The amendments will impact those developments within the Seattle City limits, exclusive of Downtown as defined in the Downtown Design Guidelines document, which fall under the threshold for required design review.

B. ENVIRONMENTAL ELEMENTS:

1. Earth

- a. General description of the site: (circle one) Flat, rolling, hilly, steep slopes, mountainous, other:**
This non-project action will affect multiple parcels throughout the city limits; these parcels will have varying topography, and may include significant slopes, shoreline, and flat terrain, pervious and impervious surfaces.
- b. What is the steepest slope on the site (approximate percent slope)?**
Not applicable as this is a non-project action affecting multiple parcels throughout the city. The affected parcels contain variable slopes. Individual projects meeting the threshold of the Design Review Program may be subject to additional environmental review if they meet or exceed thresholds for environmental review or contain environmentally critical areas.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**
The proposal is a non-project action. The city includes sites with a variety of soil types found in the Puget Sound area. Identification of specific soil types may occur during project-specific environmental review.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**
Unstable soils are known to exist within the City of Seattle, however since this is a non-project action with no construction activity, no specific sites are involved at this point.
- e. Describe the purpose, type, and approximate quantities of any filling or grading**

proposed. Indicate source of fill.

No filling or grading is involved with this non-project action.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

This is a non-project action and no construction activity is involved.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

This is a non-project action and no construction activity is involved.

- h. Proposed measures to reduce or control erosion, other impacts to the earth, if any:**

None needed since this is a non-project action.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood, smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

None. This is a non-project action and no construction activity is involved. Greenhouse gas (GHG) emissions have been considered, and no changes to GHG emissions are expected as a result of this non-project action. Individual projects that may use the provisions of this proposal may be subject to environmental review (if they meet or exceed thresholds for environmental review) and existing odor and emissions requirements currently contained in the Land Use Code and promulgated by the Puget Sound Clean Air Agency as they move forward. A SEPA GHG Emissions Worksheet is required for all individual projects that may use the provisions of this proposal.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

None as this is a non-project action and no construction activity is involved.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

None.

3. Water

- a. Surface**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

There are a number of water bodies within the City of Seattle but as this is a non-project action and no construction activity is involved, no specific water body is being impacted.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No, there is no work over, in, or adjacent to water required or anticipated as this is a non-project action.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

No, there is no fill or dredge material will be placed or removed as this is a non-project action and no construction activity is involved.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No, this is a non-project action and no construction activity is involved.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No, this is a non-project action and no construction activity is involved.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No, no discharges are involved as this is a non-project action and no construction activity is involved.

b. Ground

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

No, no ground water will be withdrawn as this is a non-project action and no construction activity is involved.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example, domestic sewage, industrial, containing the following chemicals... agricultural, etc). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

No waste material will be discharged as this is a non-project action and no construction activity is involved.

c. Water Runoff (including storm water)

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

This is a non-project action and no construction activity is involved.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

No. This is a non-project action and no construction activity is involved.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None. Individual projects meeting the threshold of the Design Review Program will be subject to the city's codes and ordinances and may well be subject to additional environmental review if they meet or exceed thresholds for environmental review.

4. Plants

a. Check or circle types of vegetation found on the site:

A variety of vegetation types characteristic of the urban environment can be found within the City of Seattle limits, including those listed below.

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☐ **evergreen tree: fir, cedar, pine, other**
- ☐ **shrubs**
- ☐ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**
- ☐ **N/A**

b. What kind and amount of vegetation will be removed or altered?

None. This is a non-project action and therefore no construction activity will occur as part of this proposal.

c. List threatened or endangered species known to be on or near the site.

None known. This is a non-project action. Individual projects meeting the threshold of the Design Review Program will be subject to the city's codes and ordinances and may be subject to additional environmental review if they meet or exceed thresholds for environmental review.

d. Proposed landscaping, use of native plants, other measures to preserve or enhance vegetation on the site, if any:

None.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

The city includes a number of species that inhabit urban environments including birds, domestic pets, pigeons, other urban fauna, and fish.

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.**
None known. This is a non-project action affecting multiple parcels throughout the City; some of these parcels may contain threatened or endangered species. Individual projects meeting the threshold of the Design Review Program may be subject to additional environmental review if they meet or exceed thresholds for such review.
- c. Is the site part of a migration route? If so, explain.**
The city is part of a migration route for some of the species identified above, such as migratory birds.
- d. Proposed measures to preserve or enhance wildlife, if any:**
None included in proposal. The City of Seattle has many programs, policies and laws that are designed to preserve or enhance wildlife, including critical areas regulations and the Shoreline Management Program, where applicable.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**
None. This is a non-project action and no construction activity is involved.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**
No. This is a non-project action and no construction activity is involved.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**
The Seattle Design Guidelines include recommendations to reduce energy use and impacts as part of architectural and urban design, but are not addressed to any specific site. Individual projects meeting the thresholds of the Design Review Program will be subject to the city's codes and ordinances as well as environmental review if they meet or exceed thresholds for environmental review.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or waste, that could occur as a result of this proposal? If so, describe.**
None. This is a non-project action and no construction activity is involved.
- 1) Describe special emergency services that might be required.**
None.

- 2) **Proposed measures to reduce or control environmental health hazards, if any:**
None.

b. Noise

- 1) **What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?**
None. This is a non-project action.
- 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**
None.
- 3) **Proposed measures to reduce or control noise impacts, if any:**
None. Individual projects meeting the thresholds of the Design Review Program will be subject to the city's codes and ordinances as well as environmental review (if they meet or exceed thresholds for environmental review).

8. Land and Shoreline Use

- a. **What is the current use of the site and adjacent properties?**
Not applicable. This proposal is a non-project action affecting multiple parcels throughout the City. A variety of land and shoreline uses occur on potentially affected parcels.
- b. **Has the site been used for agriculture? If so, describe.**
Not applicable. This proposal is a non-project action affecting multiple parcels throughout the City. There are agricultural activities of a small scale occurring on some parcels located within the city limits.
- c. **Describe any structures on the site.**
Not applicable.
- d. **Will any structures be demolished? If so, what?**
Not applicable.
- e. **What is the current zoning classification of the site?**
Not applicable. This proposal is a non-project action affecting multiple parcels throughout the City. In general, sites that meet the thresholds of the Design Review Program are those that are zoned Commercial, Neighborhood Commercial, Multifamily, Seattle Mixed, or Industrial Commercial within designated urban villages and centers.
- f. **What is the current comprehensive plan designation of the site?**
Various designations apply within the city limits.
- g. **If applicable, what is the current shoreline master program designation of the site?**
Not applicable. Various shoreline conditions and designations exist within the area

affected by the design guidelines.

- h. Has any part of the site been classified as an environmentally sensitive area? If so, specify.**

Yes, there are steep slopes, wetlands, slide-prone areas, and other types of environmentally critical areas within the city limits meeting the thresholds of the Design Review Program that have been classified as environmentally sensitive areas. Individual projects subject to the Design Review Program will also be subject to the city's codes and ordinances and additional environmental review if they meet or exceed thresholds for environmental review.

- i. Approximately how many people would reside or work in the completed project?**

Not applicable—this is a non-project action.

- j. Approximately how many people would the completed project displace?**

Not applicable—this is a non-project action.

- k. Proposed measures to avoid or reduce displacement impacts, if any:**

None.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

Not applicable. The proposal is compatible with existing and projected land uses and plans and no measures are proposed.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Not applicable—this is a non-project action.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

Not applicable—this is a non-project action.

- c. Proposed measures to reduce or control housing impacts, if any:**

None. Individual projects meeting the thresholds of the Design Review Program will be subject to the City's codes and ordinances as well as environmental review if they meet or exceed thresholds for environmental review.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Not applicable—this is a non-project action.

- b. What views in the immediate vicinity would be altered or obstructed?**

Not applicable—this is a non-project action.

- c. **Proposed measures to reduce aesthetic impacts, if any:**
None.

11. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**
Not applicable—this is a non-project action.
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**
Not applicable—this is a non-project action.
- c. **What existing off-site sources of light or glare may affect your proposal?**
Not applicable—this is a non-project action.
- d. **Proposed measures to reduce or control light and glare impacts, if any:**
None.

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**
Not applicable—this is a non-project action.
- b. **Would the proposed project displace any existing recreational uses? If so, describe.**
Not applicable—this is a non-project action.
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**
None.

13. Historic and Cultural Preservation

- a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**
Not applicable—this is a non-project action.
- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**
Not applicable—this is a non-project action.
- c. **Proposed measures to reduce or control impacts, if any:**
None.

14. Transportation

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

Not applicable as this is a non-project action. However, numerous public streets, arterials and highways will serve some of the parcels that will be affected by this action. Any use or impact to such public streets or highways will be evaluated on a project-by-project basis and may be subject to additional environmental review.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Not applicable. The city is served by public transit however since this is a non-project action the distance to the nearest transit stop is not applicable.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Not applicable—this is a non-project action.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe. (indicate whether public or private).

No.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not applicable—this is a non-project action.

g. Proposed measures to reduce or control transportation impacts, if any:

None.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Not applicable—this is a non-project action.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

All of the listed items are available within the city. This is a non-project action and no construction activity is involved.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity

which might be needed.

Not applicable—this is a non-project action.

C. SIGNATURE:

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

Signature: _____

Cheryl Sizov, Senior Planning and Development Specialist, Department of Planning and Development

Date submitted: _____

Review by: _____
William K. Mills, Senior Land Use Planner, Department of Planning and Development

Date: _____

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering the questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal would result in no direct impacts to water, air, noise, or toxic/hazardous substances. Greenhouse gas (GHG) emissions have also been considered, and no changes to GHG emissions are expected as a result of this non-project action. Individual projects meeting the thresholds of the Design Review Program and therefore subject to the Seattle Design Guidelines will occur over time and cannot be evaluated in terms of discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or noise, at this stage. Such projects will be subject to environmental review if they meet or exceed thresholds for environmental review as they move forward.

Proposed measures to avoid or reduce such increases are:

None proposed.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

The proposal would not affect plant, animal, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None proposed.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal would not affect energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened, or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal would not affect environmentally sensitive areas or areas designated or eligible for governmental protection.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None proposed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land and shoreline uses incompatible with existing plans?

The proposal would not result in significant changes to land and shoreline uses. The design guidelines would be used to ensure that new development is sensitive to existing neighborhood context and reinforce the positive urban form and architectural attributes of the area, which is consistent with existing uses and zoning.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None proposed. .

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

As this is a non-project action, it would not affect demand on transportation or public services/utilities.

Proposed measures to reduce or respond to such demands are:

None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

There is no known conflict between the proposal and federal, state or local laws or requirements for protection of the environment.